

PRE-LEASING – RETAIL/OFFICE SPACE

1824 HOUSTON LAKE ROAD, BLDG B, PERRY, GA 31069



±1,250 - ±5,181 SF | LEASE RATE: \$32/SF, NNN



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PROPERTY INFORMATION

- Building B:
 - ±5,181 SF total building size
 - ±1,250 SF minimum spaces
- Four spaces available (adjacent suites may be combined)
- Zoned: PUD (Planned Development)
- Available Summer 2026
- Located at the signalized intersection of Houston Lake Road & Lake Joy Road
- Positioned at the entrance of The Encore, a new ±280-unit live-and-play community conveniently located near Publix and the Paradise Shoppes of Perry
- Traffic Counts (GDOT 2024 Estimates):
 - Houston Lake Road – 13,400 VPD
 - Perry Parkway – 12,500 VPD



1824 HOUSTON LAKE ROAD, BLDG B
PERRY, GA 31069
HOUSTON COUNTY



SEE ELEVATION FOR EXTERIOR WINDOW/DOOR SIZES AND DOOR/REAR WALL
MEASUREMENTS AND FINISHES.

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The diagram illustrates the relationship between OWL and Ex.W4. On the left, OWL is shown with a box labeled 'NEW DATA TYPE' and a box labeled 'NEW DATA TYPE'. On the right, Ex.W4 is shown with a box labeled 'NEW DATA TYPE' and a box labeled 'NEW DATA TYPE'. Both OWL and Ex.W4 are connected to a central box labeled 'NEW DATA TYPE'.

[illegible][illegible]

1. A **POINT** IS A NUMBER IN **TABLE AREA** FROM THE **COORDINATE** SYSTEM. THERE IS A MAXIMUM VALUE FOR **POINT** TO ALLOW INFORMATION TO BE STORED IN ORDER OF PRIORITY.
2. **COORDINATE** SYSTEMS ARE 2-DIMENSIONAL FOR GEOMETRIC ANALYSIS. THE POINT SYSTEM HAS AN INFINITE NUMBER OF COORDINATES.
3. **COORDINATE** IS A VALUE IN **TABLE AREA** FROM THE **COORDINATE** SYSTEM. IT IS A VALUE OF THE POINT COORDINATE SYSTEM. THERE IS A MAXIMUM VALUE OF 2,000.
4. **TABLE AREA** IS A NUMBER IN **TABLE AREA**. A_{max} IS THE MAXIMUM VALUE FOR **TABLE AREA**.
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AERIAL



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